



Charting the Course to 2025: The County of York Comprehensive Plan Review Comprehensive Plan Steering Committee

Meeting Notice

York County Environmental & Development Services Building
105 Service Drive, Yorktown
Thursday, April 14, 2005
6:00 PM

Agenda

- 1. Call to order**
- 2. Upper County Land Use**

We will begin our review and discussion of the 2025 Land Use map, starting in the northern part of the County and working our way south.

- 3. Other**
- 4. Adjourn**

Attachments

- Draft 2025 Upper County Land Use Maps
- Meeting Notes of March 2
- Meeting Notes of March 21



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Meeting Notes

York County Environmental and Development Services Building
Multi-Purpose Room
105 Service Drive
Thursday, April 14, 2005
6:00 PM

Members Present: Nick Barba, Jack Christie, Carole Ferro, A. T. Hamilton, Al Ptasznik, Ralph Smith

Staff Present: Mark Carter, Tim Cross, Amy Parker, Earl Anderson

Chairman Barba called the meeting to order at 6:03 PM.

Mr. Cross stated that the Planning staff had reviewed the current land use designations in the upper County and developed a series of suggested changes for the Steering Committee's consideration. He explained that these proposals represent just the first step in the review and update of the Land Use Map. At the request of Chairman Barba, Mr. Cross gave a brief outline of the remainder of the *Comprehensive Plan* review process. He stated that after the Steering Committee has made its recommended changes, the draft *Comprehensive Plan* will be reviewed by the Planning Commission, which will hold a public hearing. After the Commission has made whatever changes it believes are needed, the draft plan will be forwarded to the Board of Supervisors for its review. The Board will also hold a public hearing before adopting the updated plan with any changes it deems appropriate. Mr. Cross also emphasized that changes to the land use designations would not necessarily affect the zoning for any piece of property in the County. Once the updated plan is adopted, it will be up to the Board to decide whether or not to amend the Zoning Map.

Mr. Cross then presented the staff's proposed changes to the upper County portion of the Land Use Map. He noted that although the *Comprehensive Plan* designations are not meant to be parcel-specific, the display maps being used in the review process depict parcel boundaries. Mr. Cross explained that this is to make the map easier for people to read; the Land Use maps in the final plan will not show parcel boundaries.

The proposed Land Use Map changes described by Mr. Cross are as follows:

1. Burkes Corner (Newman Road/Fenton Mill Road intersection)

- Proposed change from General Business and Low Density Residential to Limited Business and Low Density with Mixed Use potential
- Proposed designation of Fenton Mill Road as a greenbelt road along the proposed commercial frontage (between Newman Road and the ravine to the south)

2. Girl Scout campground (448 Fenton Mill Road)

- Proposed changed from Low Density Residential to Conservation

3. Lightfoot Road north

- Proposed change from Economic Opportunity to Economic Opportunity with Mixed Use potential
- Proposed identification of a corridor for the possible future extension of Mooretown Road

4. Oaktree Road/East Rochambeau Drive

- Proposed change from Low Density Residential to General Business
- Proposed extension of Greenbelt designation along East Rochambeau Drive from northern Oaktree Road intersection to southern Oaktree Road intersection

5. Old Mooretown Road (between hospital site and Lightfoot Road)

- Proposed change from Economic Opportunity to Low Density Residential

6. Miscellaneous watershed parcels

- Proposed change from Low Density Residential to Conservation

7. Richmond Road parcels

- Proposed change from Limited Business to General Business (correction of 1999 mapping error)

8. Colonial Williamsburg property

- Proposed changes from Economic Opportunity to Limited Business along Route 132 and the north side of Bypass Road; from General Business to Limited Business on the south side of Bypass Road; from Medium Density Residential to Low Density Residential on Waller Mill Road

9. Fairfield at Kingsgate timeshares

- Proposed change from Medium Density Residential to General Business (correction of 1999 mapping error)

10. Middletowne Farms parcel (464 Catesby Lane)

- Proposed change from General Business to High Density Residential (possible 1999 mapping error)

11. Lakeshead Drive parcel (301 Lakeshead Drive)

- Proposed change from Medium Density Residential to Low Density Residential

12. Lois Hornsby parcels (between Creekside Landing and Williamsburg city line)

- Proposed change from Multi-Family Residential to Medium Density Residential

13. Merrimac Trail/Penniman Road intersection

- Proposed change from High Density Residential to General Business

14. Merrimac Trail frontage (1629 Merrimac Trail)

- Proposed change from High Density Residential to General Business

15. Terrace Grocery site – intersection of Penniman Road and Queens Creek Road

- Proposed change from High Density Residential to Limited Business (correction of a 1999 mapping error)

16. Merrimac Trail from Tam-O-Shanter Boulevard to I-64 interchange

- Proposed change from General Business, Conservation, and Limited Business to Economic Opportunity

17. I-64/Route 199 (south interchange) – southwest quadrant

- Proposed change from High Density Residential to Conservation

18. Felgate's Woods site (Egger tract west of I-64 and south of Colonial Parkway)

- Proposed change from High Density Residential to Low Density Residential

19. End of Queens Creek Road – east side

- Proposed change from High Density Residential to Low Density Residential

20. Brewery entrance on Pocahontas Trail

- Proposed change from General Business to Limited Industrial

21. Sliver parcels between I-64 and Pocahontas Trail in James City County

- Proposed change from Military to General Business (correction of 1999 mapping error)

Mr. Carter explained that the proposed mixed-use overlay designation would provide opportunities for a mix of residential and commercial development as well as a mix of housing types within a single master-planned development in each of these areas. The density of development, he noted, would be dictated by the underlying land use designation. Mr. Cross added that any such development would have to be approved by the Board of Supervisors, which is appropriate because of the complexity and uniqueness of such developments.

Mr. Christie recommended that the Mooretown Road extension, if it occurs, be designated as a greenbelt road. Mr. Cross noted that such a designation would make sense since the existing Mooretown Road is a greenbelt road from Lightfoot Road to the south beyond the hospital site. The Committee agreed that the greenbelt designation would be appropriate.

Mr. Ptasznik and Mr. Hamilton recommended that the greenbelt along East Rochambeau Drive be extended beyond Oaktree Road to the bridge over I-64 (Tom Thomas Road). This would provide a more uniform buffer all the way to the City of Williamsburg watershed property.

Mr. Ptasznik commented on the lack of athletic fields in the upper County and recommended that possible sites be identified. He added that perhaps the County could approach the City of Williamsburg, as it did with the City of Newport News, about the possible development of an athletic field complex on watershed property. Mr. Carter suggested the former William and Mary airport property as a possible site.

Mr. Cross noted that in several areas staff was proposing decreases in the allowable density because of access deficiencies, such as roads that are too narrow for the amount of traffic they carry and residential areas that have only one means of ingress and egress. The Committee discussed the need for multiple access routes into and out of residential neighborhoods and street interconnections between neighborhoods, both of which were concerns raised by citizens at the Neighborhood Open Houses.

Chairman Barba reminded everyone that the next two meetings would be at 6:00 PM on April 21 and April 26 in the Environmental and Development Services Building Multi-Purpose Room. Mr. Cross stated that the planned topics for discussion would be lower County land use and historic resources. He added that representatives of the Williamsburg Land Conservancy would make a short presentation to the Steering Committee at the April 26 meeting.

The meeting was adjourned at 7:23 PM.

TCC